

PETITION FOR A VARIANCE

IN DISTRICT

ZONING: Petition for Variance for side and rear yards.

LOCATION: Northwest corner of Wight Avenue and Pepper Road.

DATE & TIME: MONDAY, JANUARY 8, 1966 at 11:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for a Variance from the Zoning Regulations of Baltimore County to permit a 30 foot side yard instead of the required 50 feet and/or 125 feet rear yard; and to permit a 30 foot rear yard instead of a 50 foot and/or 125 feet; and requesting an FAR of 41 percent instead of 25 percent.

The Zoning Regulations to be excepted as follows:

Section 233.1 and 241.4.

Side and Rear Yards - 50 feet.

No building or other structure shall be closer than 125 feet at any point to the nearest boundary line of a residential zone.

Maximum permitted Floor Area Ratio (F.A.R.) not except in the case of a one story building not more than 25 percent of the land area may be covered by any such building (v).

All that parcel of land in the Eighth District of Baltimore County.

Beginning for the same at a point on the west side of Pepper Road 50 feet wide, northwesterly of said point of beginning being North 62°42'00" and West 16°00'20" as shown on plat entitled "Rehabilitation of Block 'C' Greater Baltimore Industrial Park", dated May 21, 1963, and recorded among the Plat Records of Baltimore County in Liber R.R.G. 29, folio 65, and running thence binding on said west side of Pepper Road North 56°45'00" 23°15'00" West 27°00'00" feet for a line of division South 72°00'00" East 22°00'00" feet to intersect the west side of 17008 B as shown on said Plat thence binding on said Plat the west side of said Block B, South 14°00'00" 23°15'00" East 200.00 feet to intersect the north side of Wight Avenue, thence binding on said north side of Wight Avenue as shown on said plat, North 72°00'00" 47°30'00" East 204.29 feet, thence North 28°00'00" 67°00'00" East 28.49 feet to the place of beginning.

Containing 3.491 acres of land more or less.

Being part of Block B as shown on plat entitled "Rehabilitation of Block 'C' Greater Baltimore Industrial Park", dated May 21, 1963, and recorded among the Plat Records of Baltimore County in Liber R.R.G. 29, folio 65.

Being the property of Maryland Properties, Inc., as shown on plat filed with the Zoning Department.

Hearing Date: Monday, January 3, 1966 at 11:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY

Dec. 16.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

December 20, 1965.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of ~~three~~ weekly newspapers published in Baltimore County, Maryland, once a week for ~~one~~ ~~successive weeks~~ before the 20th day of December, 1965, that is to say the same was inserted in the issues of December 16, 1965.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

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Dec. 16.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 16, 1965.

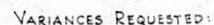
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~for~~ ~~one~~ ~~time~~ ~~successive weeks~~ before the 20th day of January, 1966, the first publication appearing on the 16th day of December, 1965.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$...

NOTE:
Lighting shall be directed away from the adjacent residential zone and shall not exceed the height of the highest building.



SECTION 255.1

(Sideyard) 243.2 To permit a sideyard of 30' instead of the required 50'

243.4 To permit a setback from a residential zone of 80' instead of the required 125'

(Rearyard) 243.3 To permit a rear yard of 30' instead of the required 50'

243.4 To permit a setback from a residential zone of 30 instead of the required 125

(F.A.R.) 243.5 To permit a floor area ratio of 41% instead of the required 25% within 100

of the adjacent residential zone.

PLAT

FLAT SHOWING

SHOWING
VARIANCES REQUESTED

ANCES REQU
FOR LOT # 26

FOR LOT #26
SOUTH TOWN AREA "B"

SECTION TWO BLOCK B
BALTIMORE INDUCT

GREATER BALTIMORE INDUSTRIAL PARK

BALTIMORE CO, MARYLAND ELECTION DISTRICT #8

SCALE: 1"=50' OCT. 21, 1965.

REV. Nov. 11, 1965.

George William Stephens, Jr.
and Associates, Inc.
Engineers

Townson & Maryland